



CONSTRUCTION BULLETIN

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Real Estate Economists, Appraisers and Counselors

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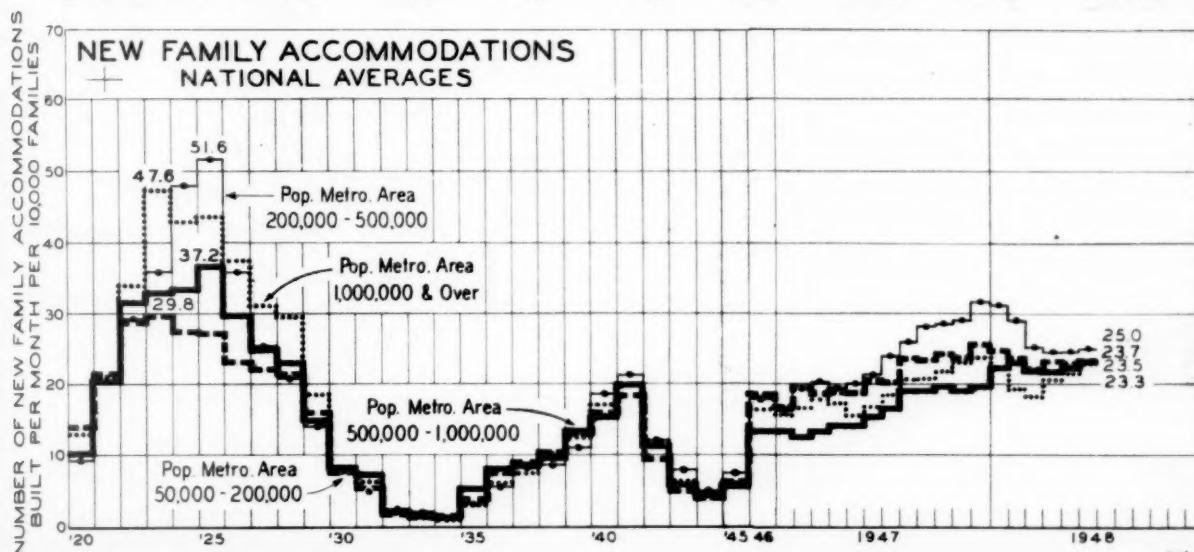
Number 37

RESIDENTIAL CONSTRUCTION IN 140 METROPOLITAN AREAS

THERE are two ways to quickly estimate the probable number of nonfarm residential dwellings that will be started in this country in 1948. One way is to take the average monthly rate so far this year and multiply it by 12. This method gives an estimate of 953,600 units to be started this year - short of the million mark, but a new record nevertheless. Another way is to take the percentage increase so far this year over the similar period of 1947 and apply this percentage to the 1947 total. Since the first seven months of 1948 are 27.4 per cent ahead of the first seven months of 1947, we add 27.4 per cent to the 1947 total of 849,000. This gives an estimated figure of 1,081,000 units to be started this year. Unless the fall building season takes up the slack that is beginning to show up in residential construction activity, we believe that the 1,000,000 mark will not be reached. Notice the comparison below. Since reaching a peak in April of this year, the percentage increase for 1948 over 1947 has fallen steadily.

In order to reach 1,000,000 starts this year, residential construction must average 88,700 units each month for the next five months. This is 11 per cent above the near-record pace already established for the first seven months of the year, and almost 8 per cent above the booming last five months of 1947.

	Jan.	Feb.	Mar.	Apr.	May	June	July	Total
1948 starts	52,600	49,600	75,100	92,000	97,000	96,000	94,000	556,300
1947 starts	39,300	42,800	56,000	67,100	72,900	77,200	81,100	436,400
% increase	34%	16%	34%	37%	33%	24.4%	16%	27.4%



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

The Bureau of Labor Statistics in Washington has collaborated to the fullest extent in furnishing figures it has accumulated on various communities. These have been brought up to date by direct correspondence with the individual cities and towns.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blackitalicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the dashed red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the solid red line); and for those areas having a population of over 1,000,000 (the dotted red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the black line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 311 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION FIRST HALF OF 1948 COMPARED WITH FIRST HALF OF 1947

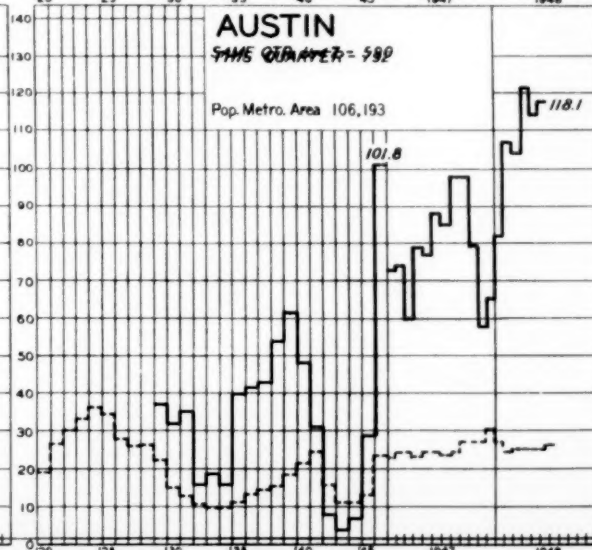
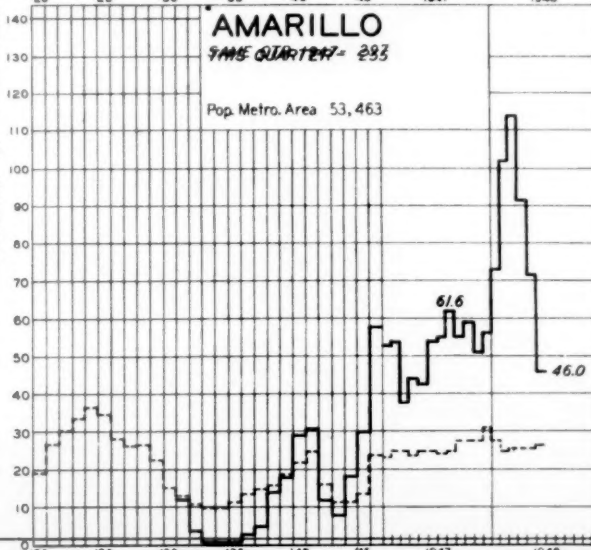
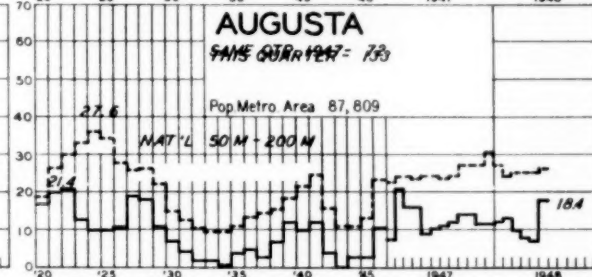
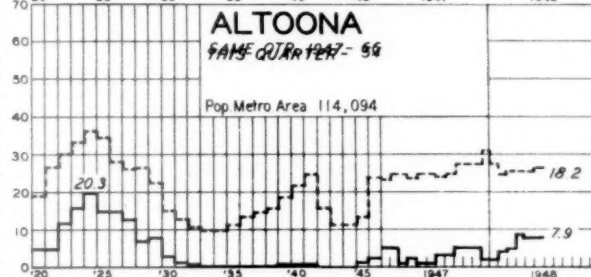
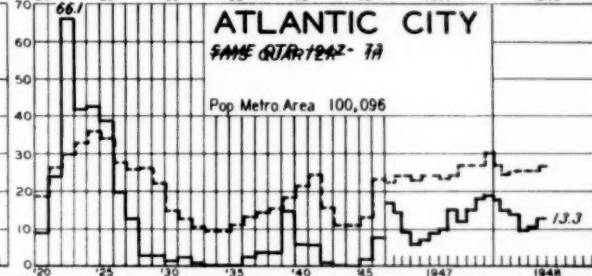
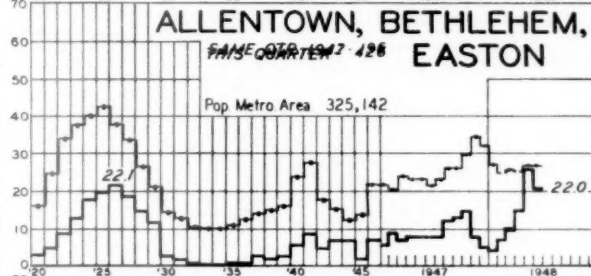
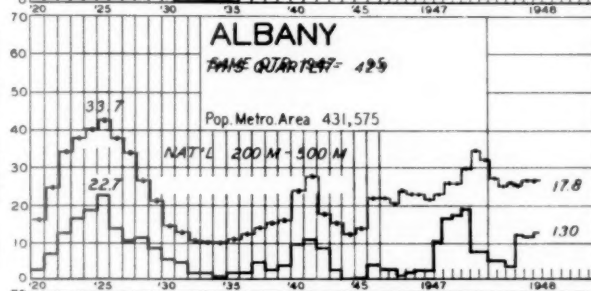
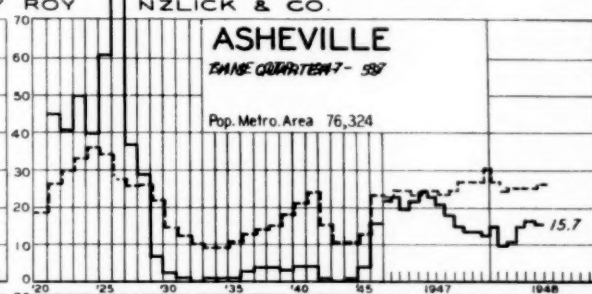
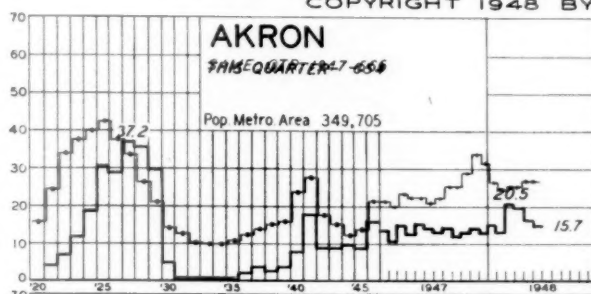


NEW FAMILY ACCOMMODATION PER 10,000 FAMILIES

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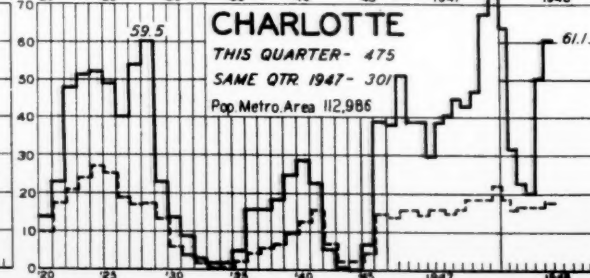
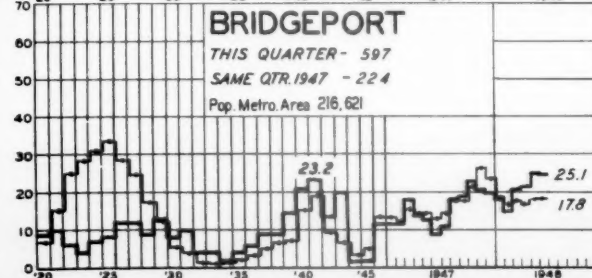
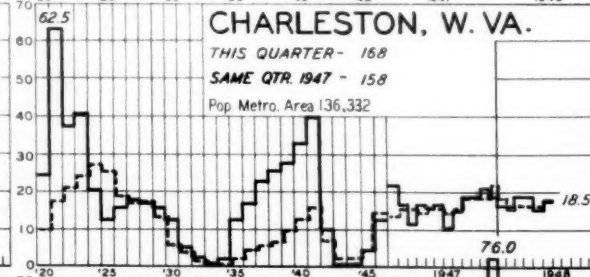
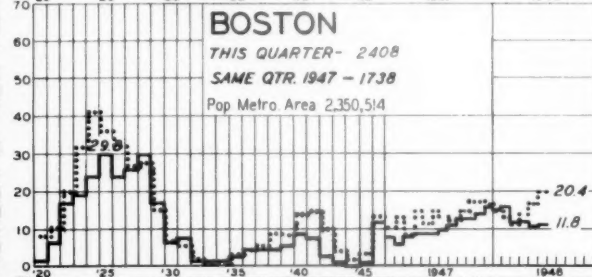
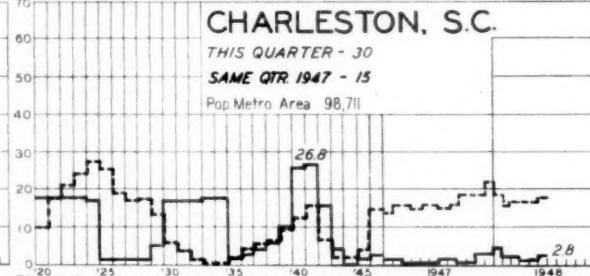
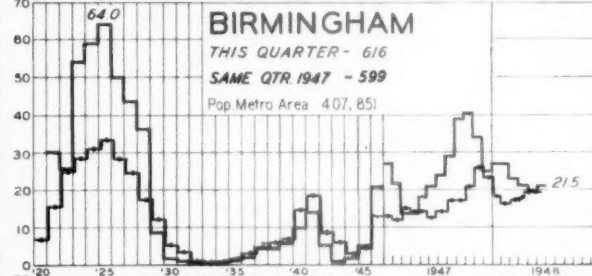
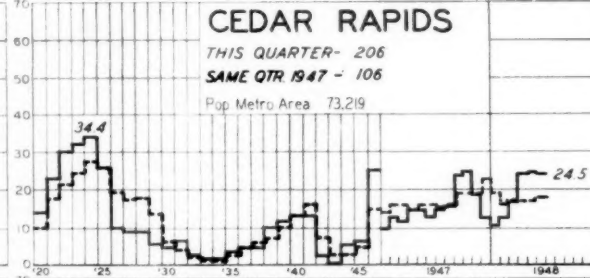
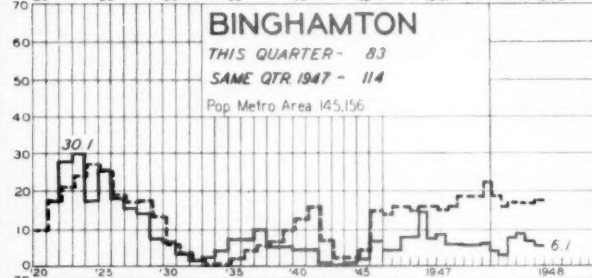
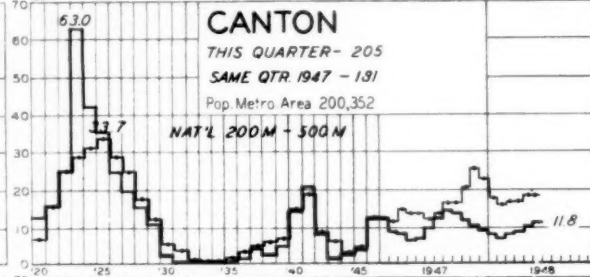
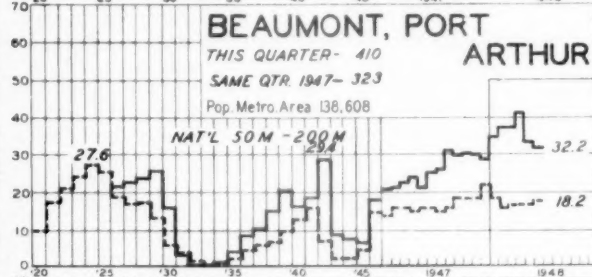
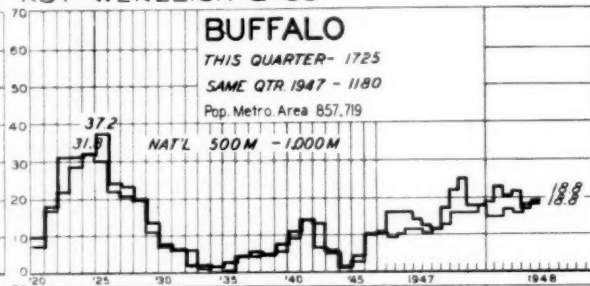
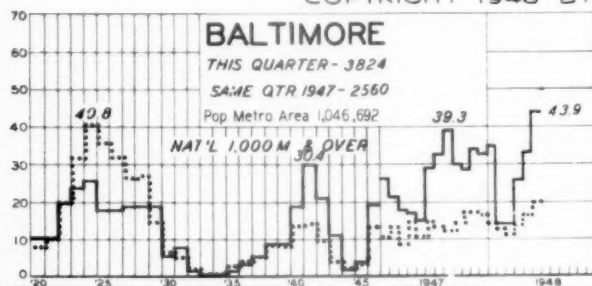
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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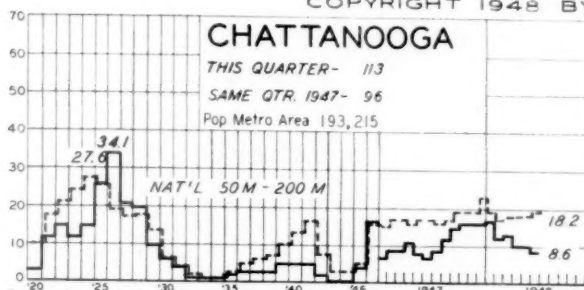
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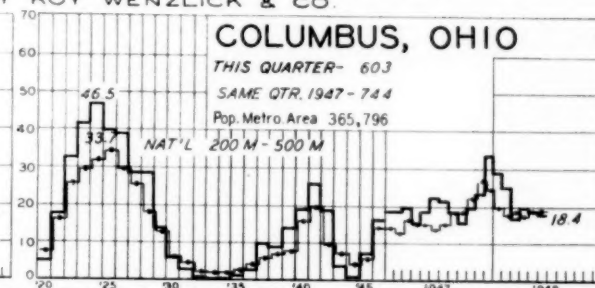
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SAME QTR. 1947- 96
Pop Metro Area 193,215



COLUMBUS, OHIO

THIS QUARTER- 603
SAME QTR. 1947- 744
Pop. Metro Area 365,796



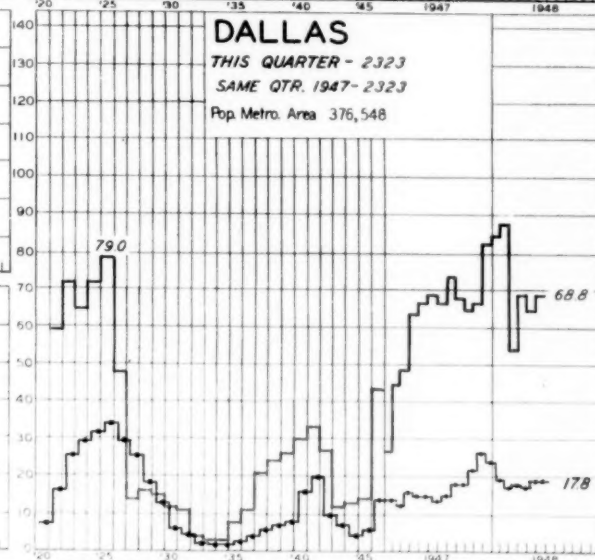
CHICAGO

THIS QUARTER- 4717
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Pop. Metro Area 4,499,126



DALLAS

THIS QUARTER- 2323
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Pop. Metro. Area 376,548



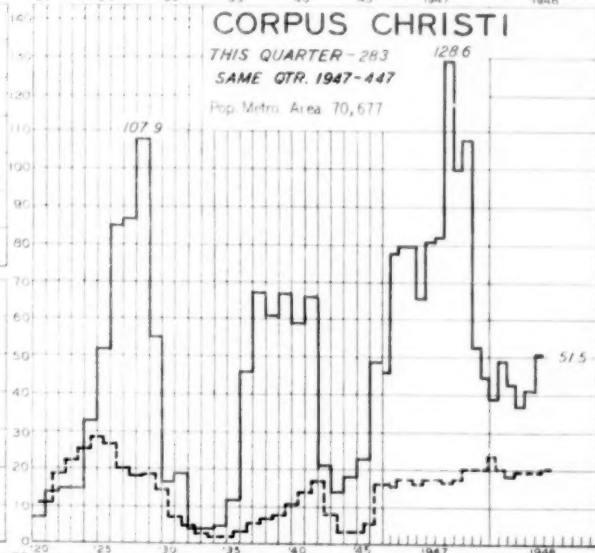
CINCINNATI

THIS QUARTER- 1333
SAME QTR. 1947- 868
Pop. Metro Area 789,309



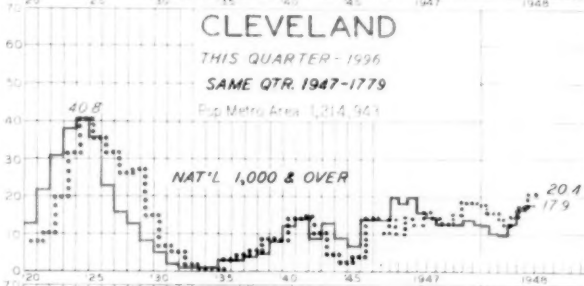
CORPUS CHRISTI

THIS QUARTER- 283
SAME QTR. 1947- 447
Pop. Metro. Area 70,677



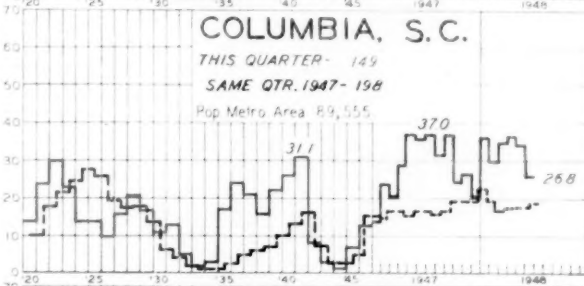
CLEVELAND

THIS QUARTER- 1996
SAME QTR. 1947- 1779
Pop. Metro Area 1,214,941



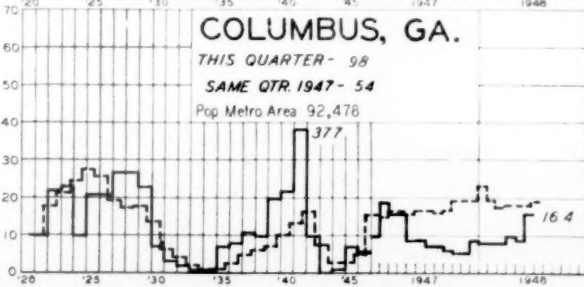
COLUMBIA, S.C.

THIS QUARTER- 149
SAME QTR. 1947- 198
Pop. Metro Area 89,555



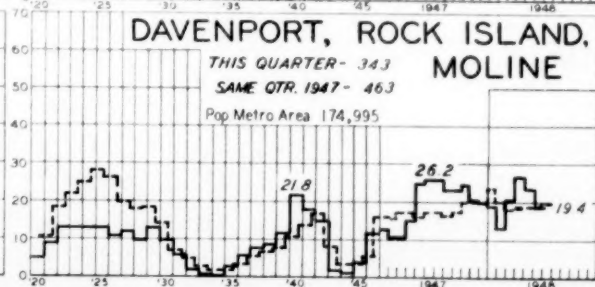
COLUMBUS, GA.

THIS QUARTER- 98
SAME QTR. 1947- 54
Pop. Metro Area 92,478



DAVENPORT, ROCK ISLAND, MOLINE

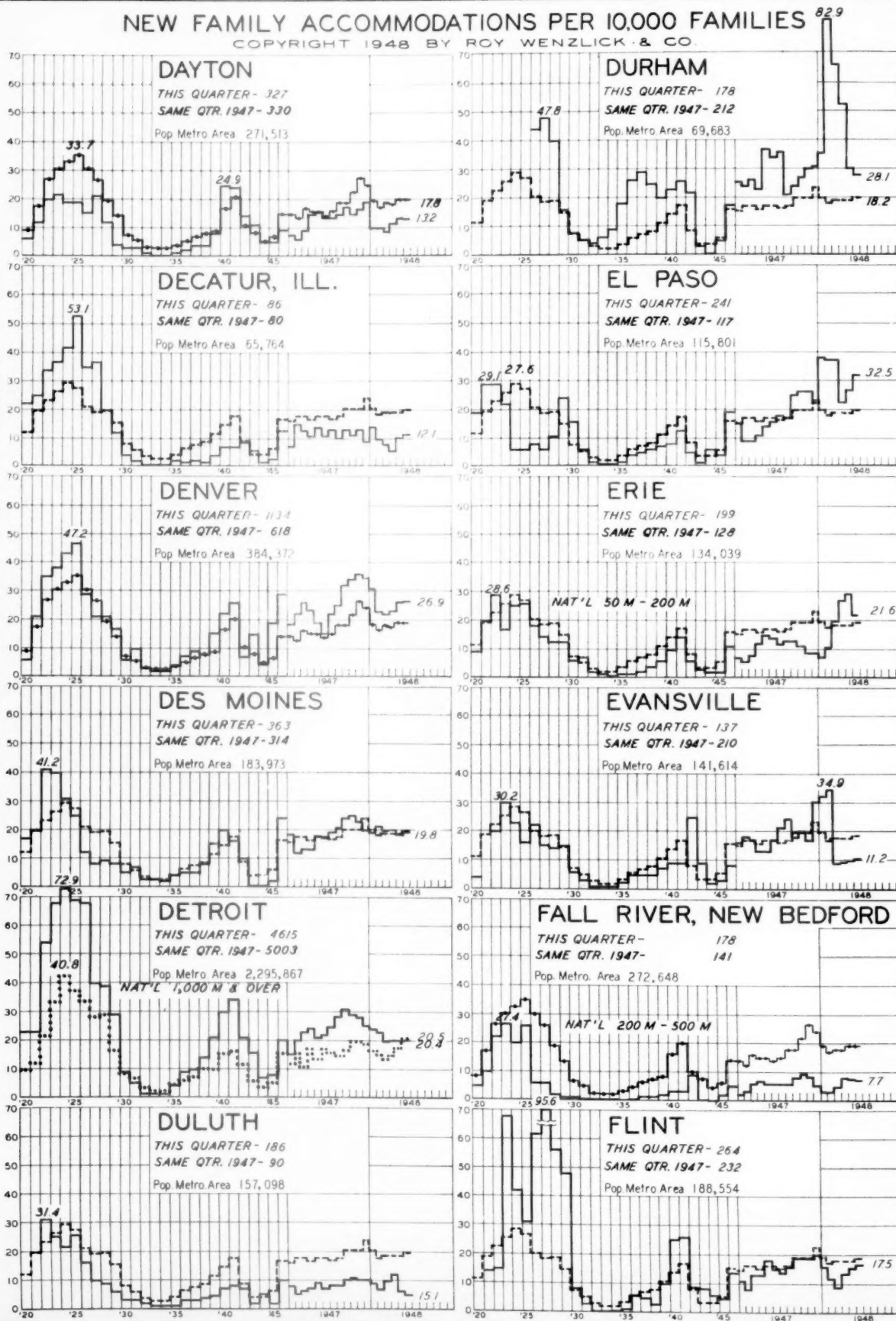
THIS QUARTER- 343
SAME QTR. 1947- 463
Pop. Metro Area 174,995



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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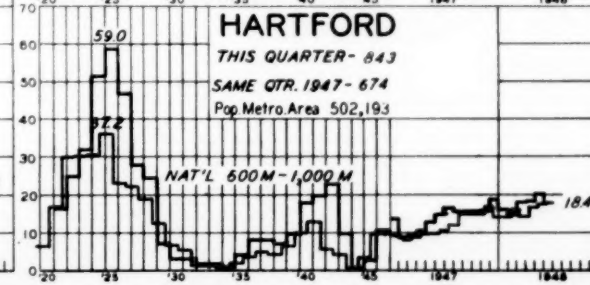
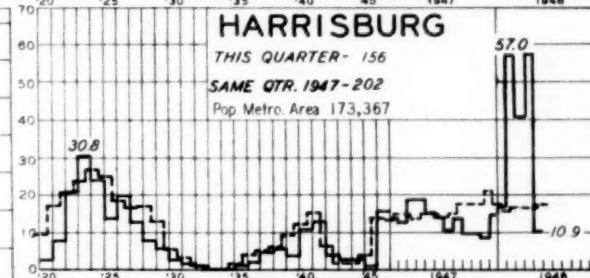
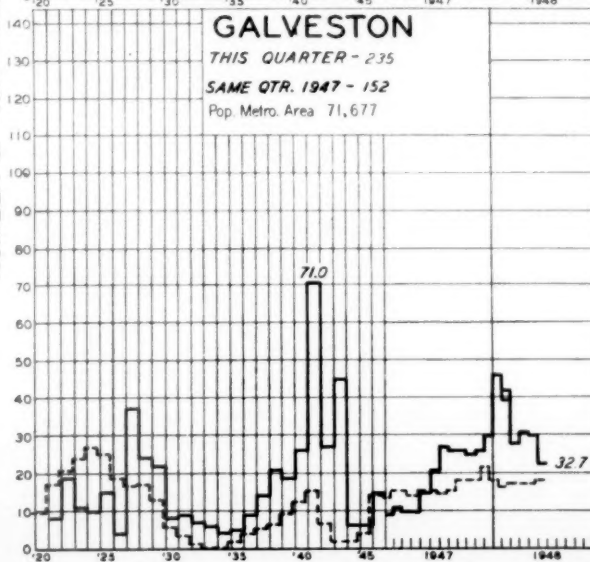
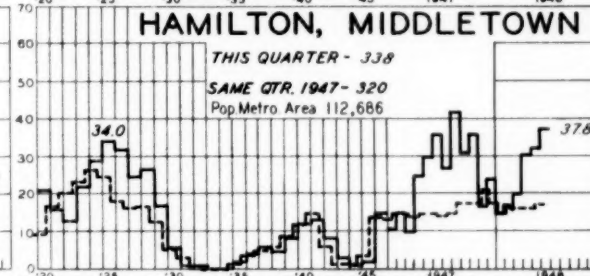
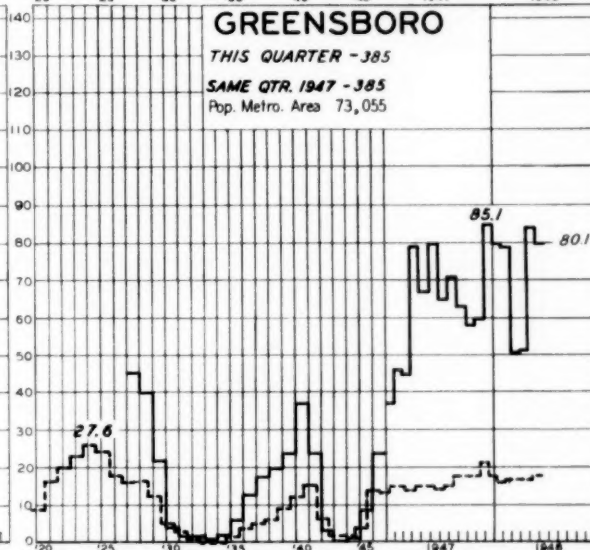
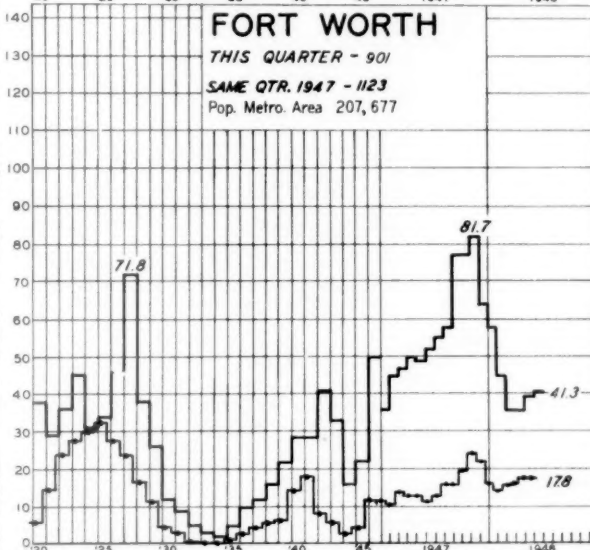
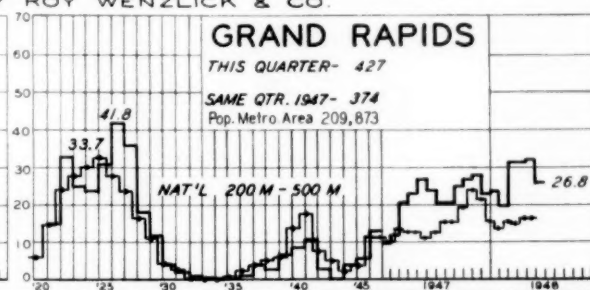
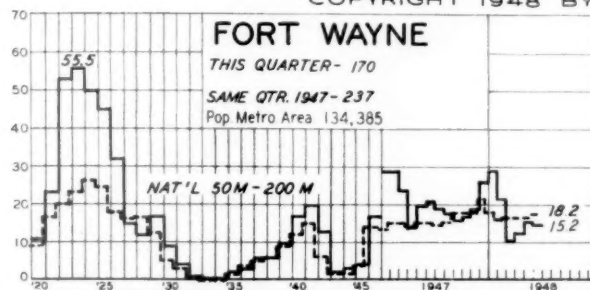
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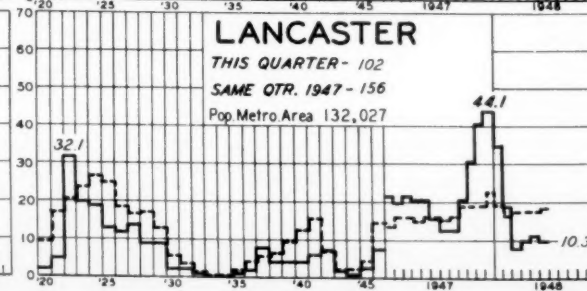
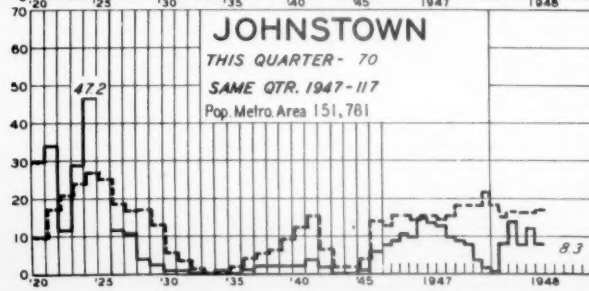
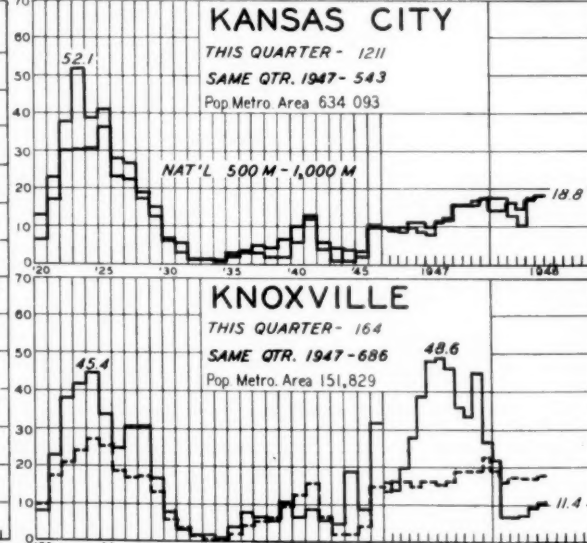
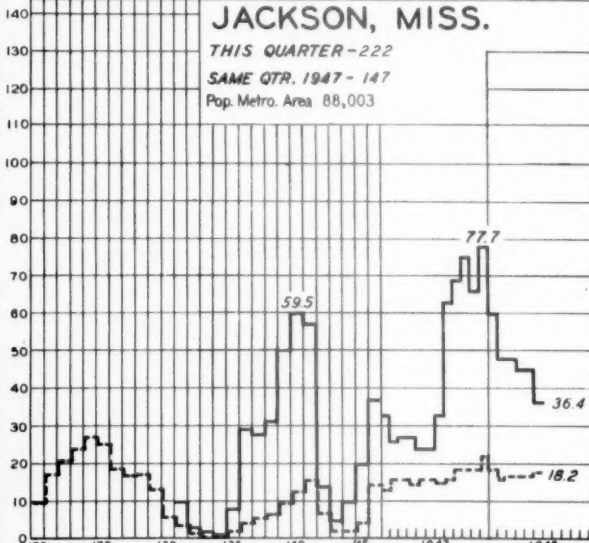
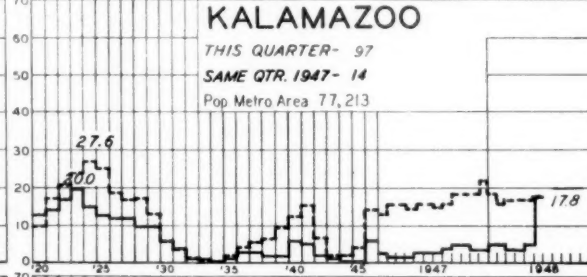
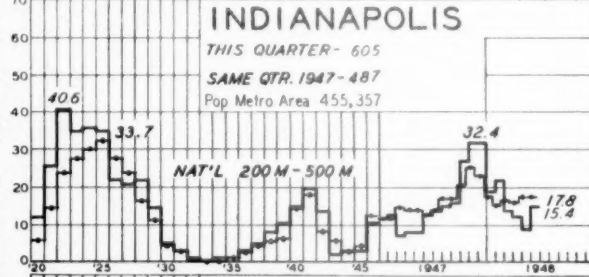
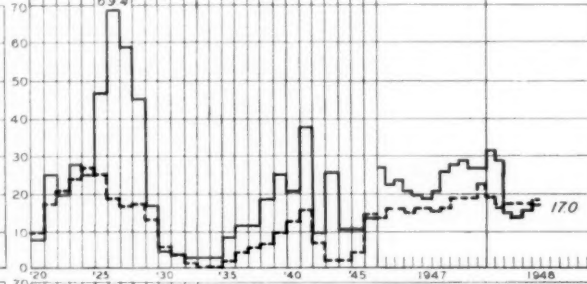
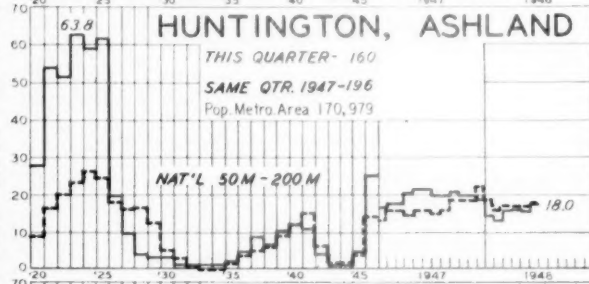
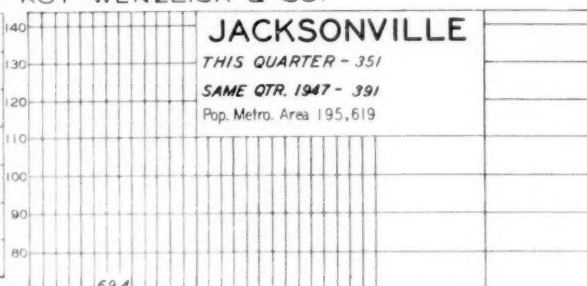
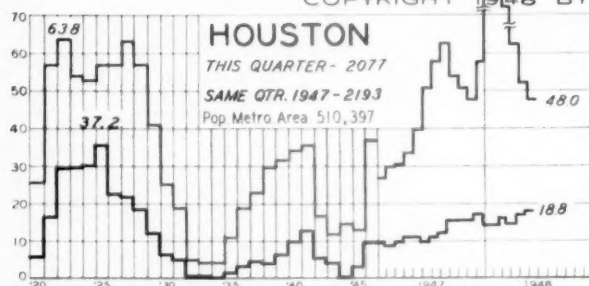
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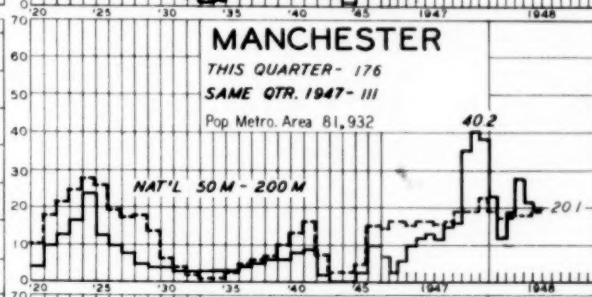
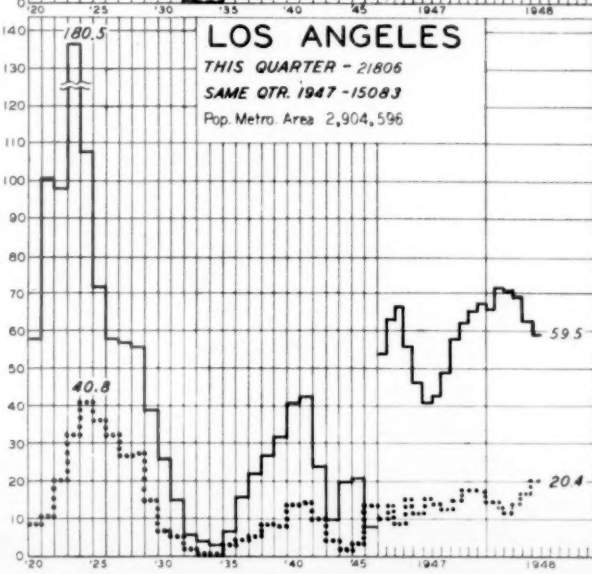
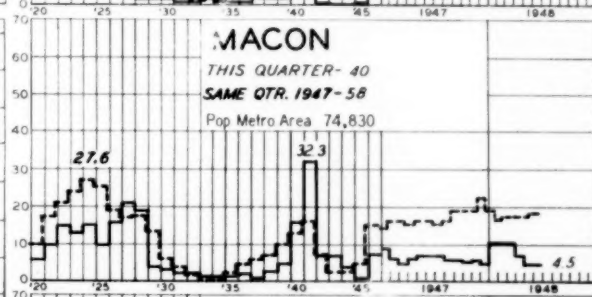
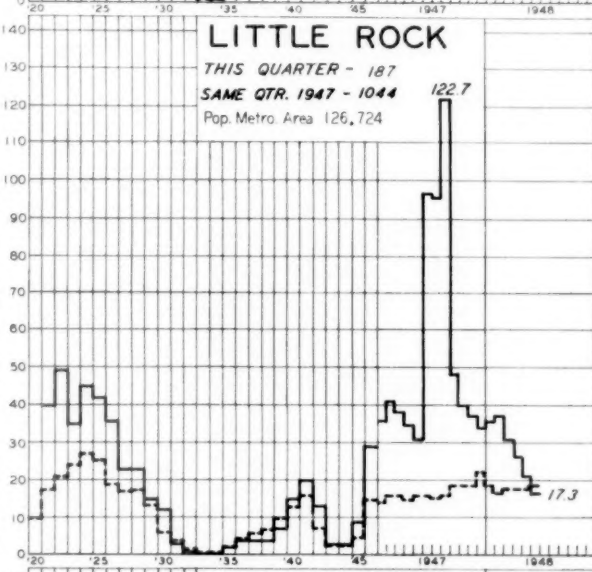
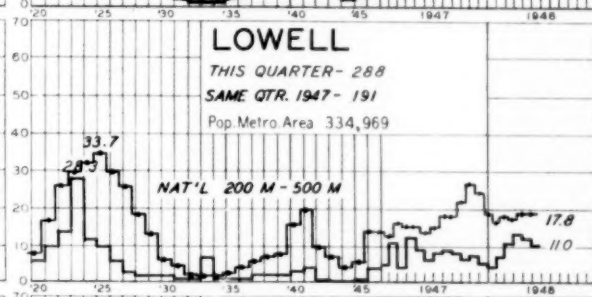
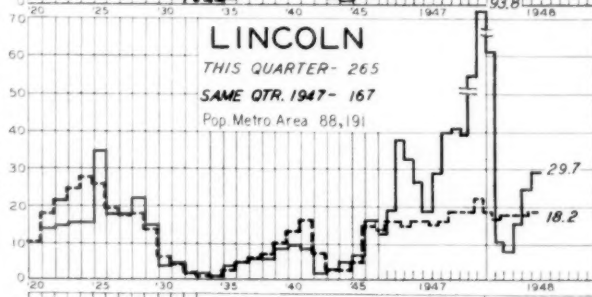
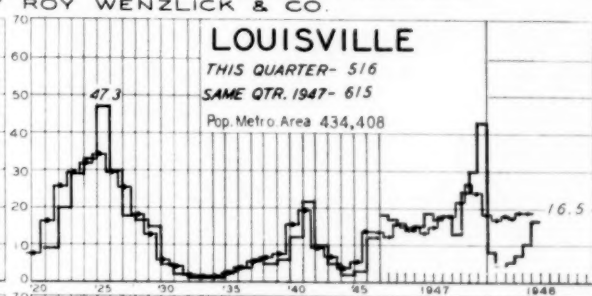
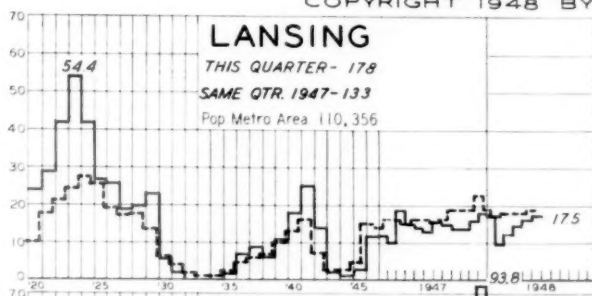
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NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

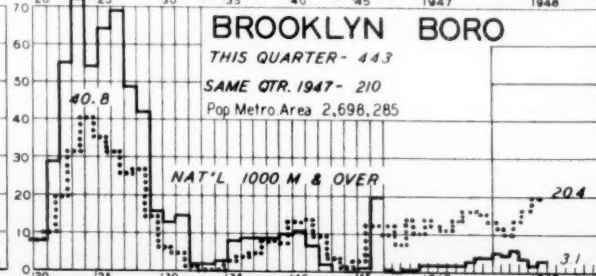
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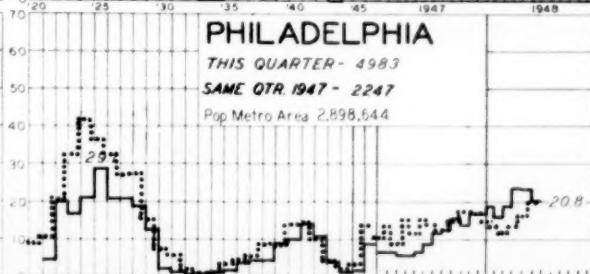
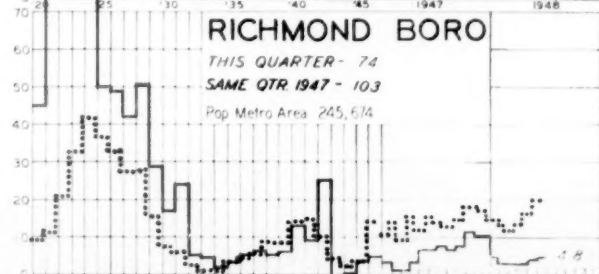
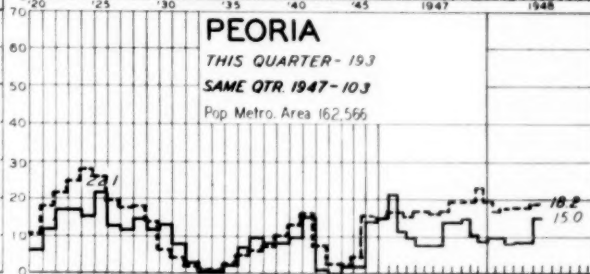
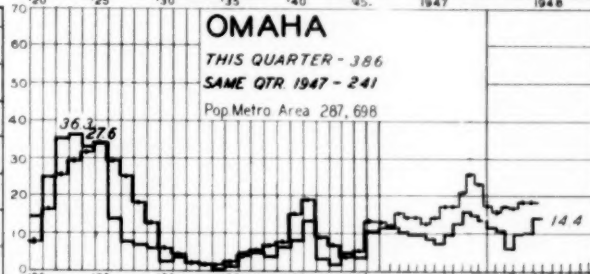
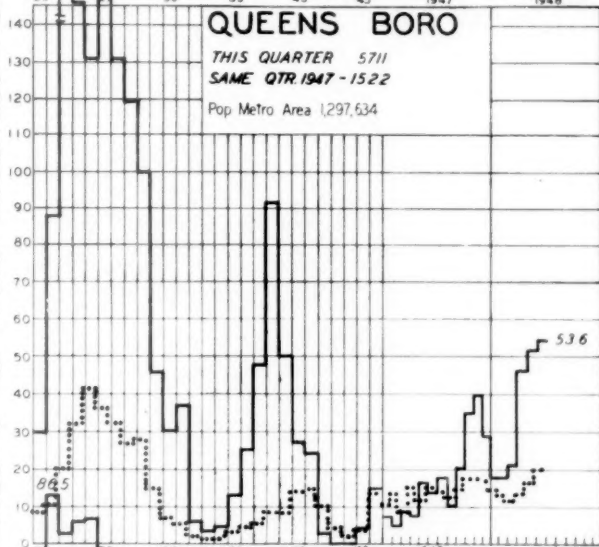
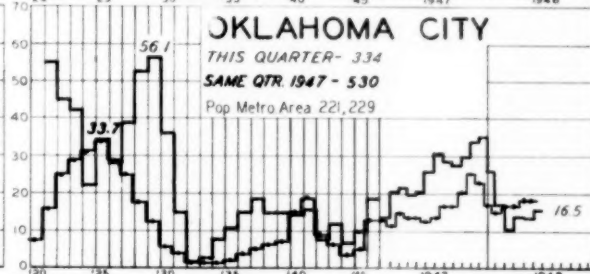
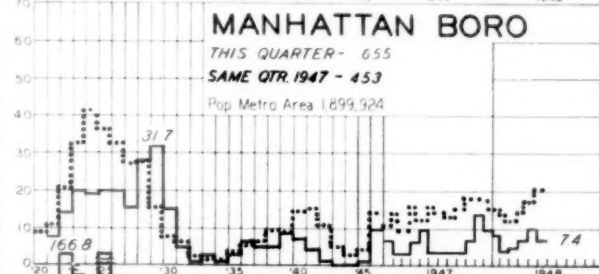
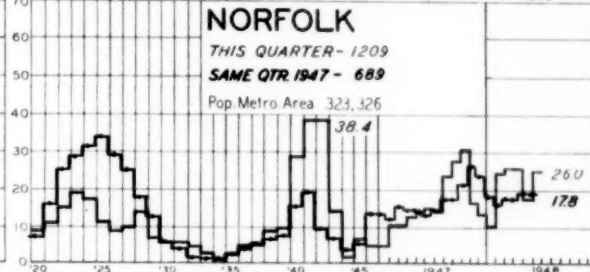
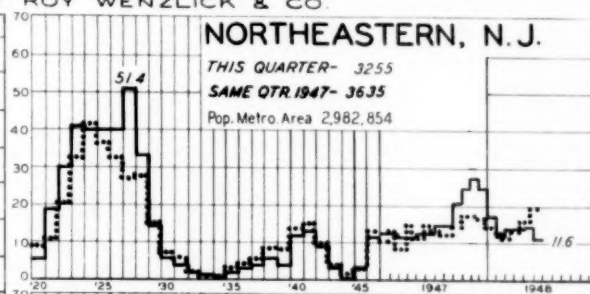
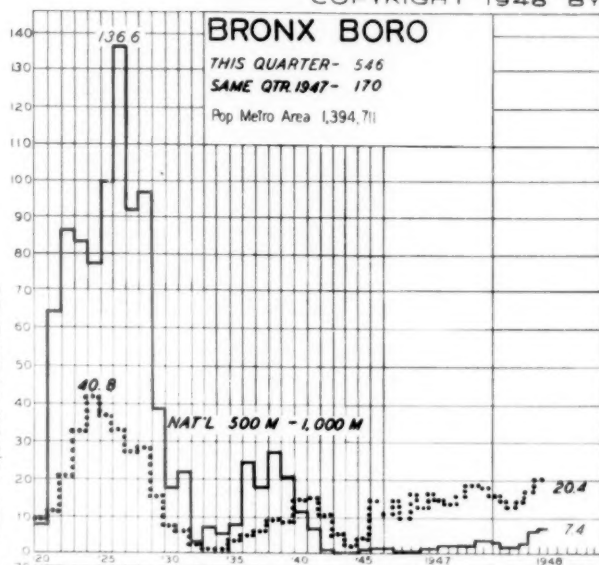
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NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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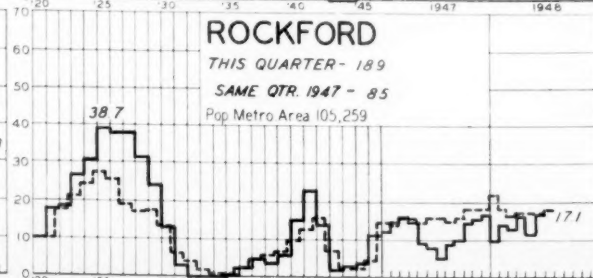
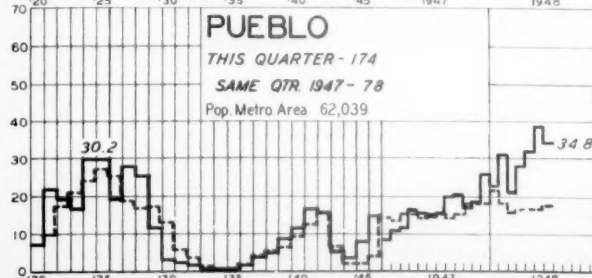
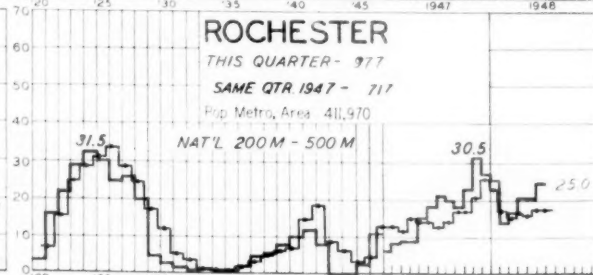
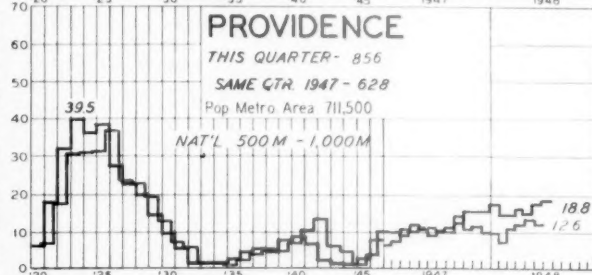
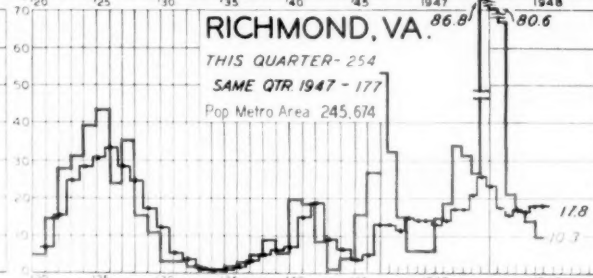
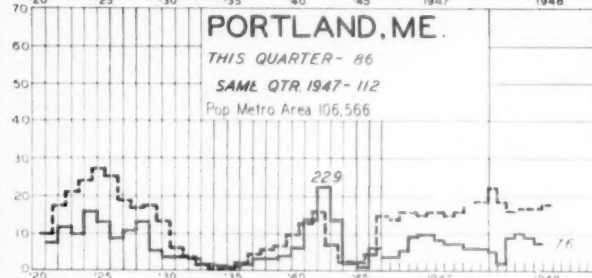
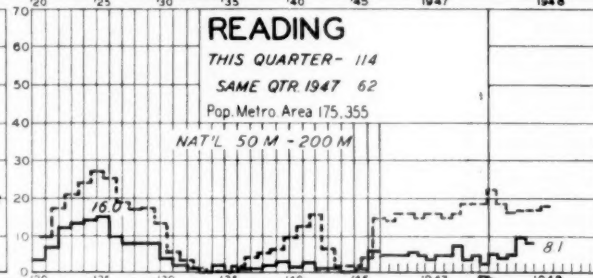
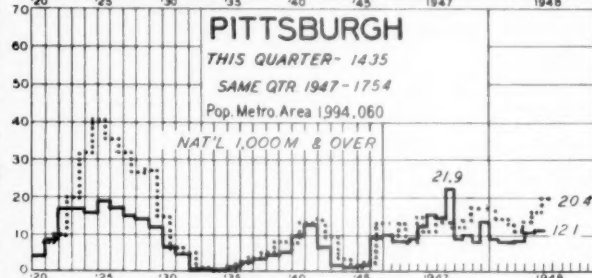
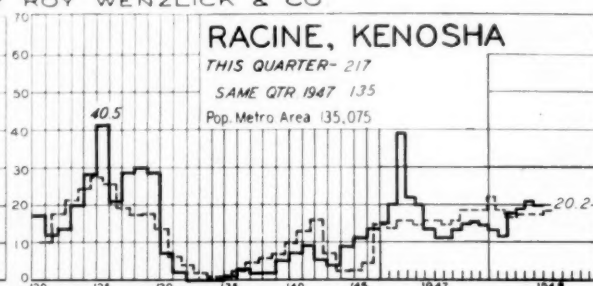
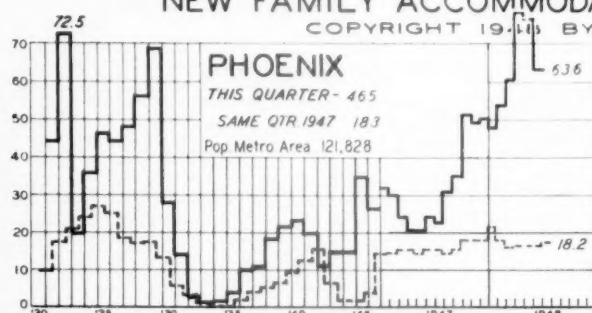
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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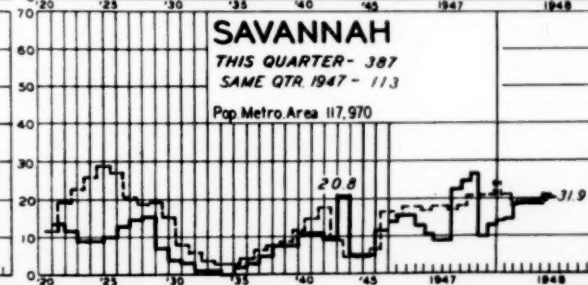
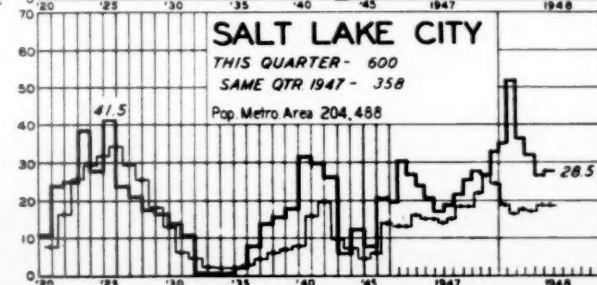
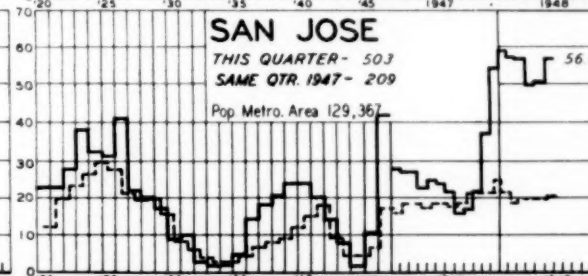
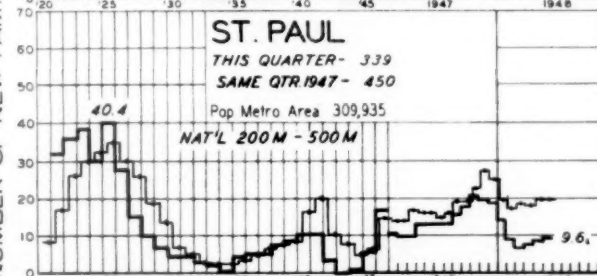
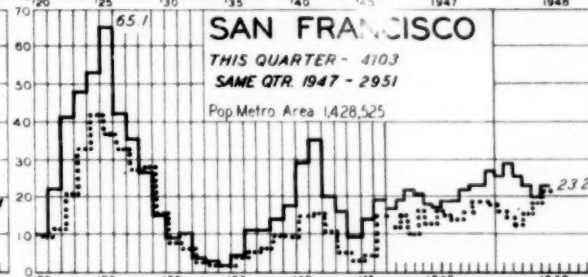
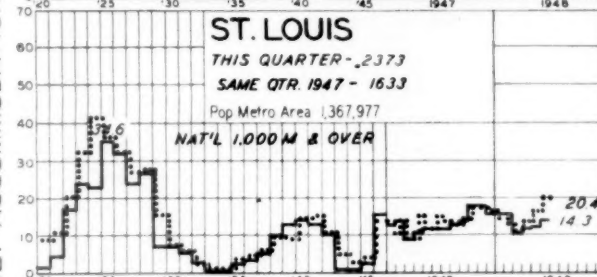
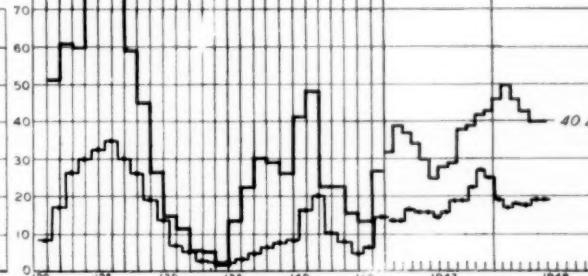
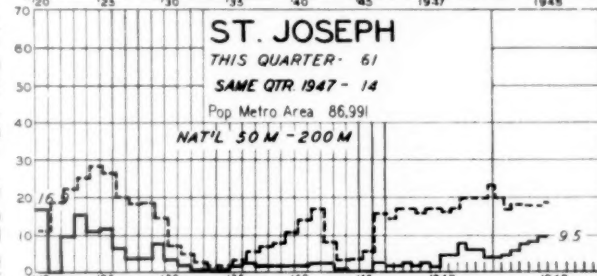
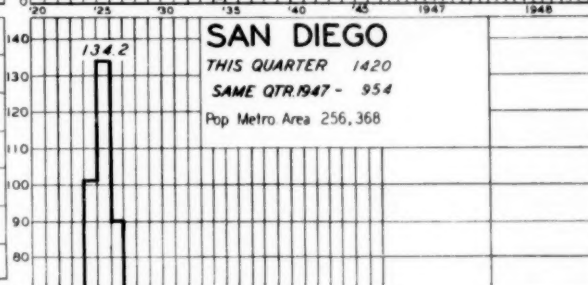
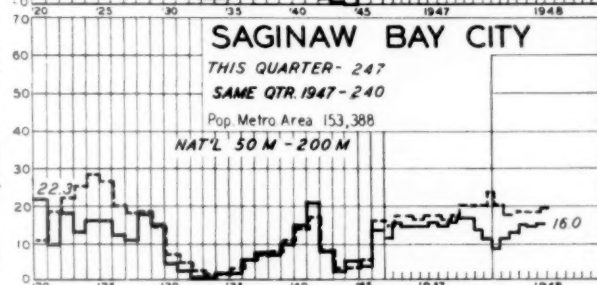
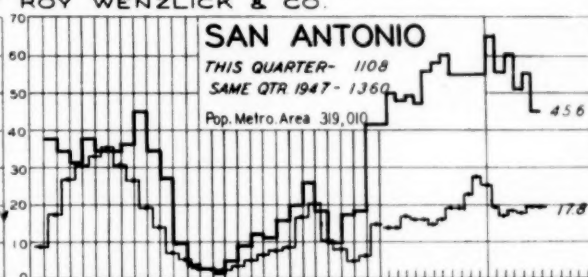
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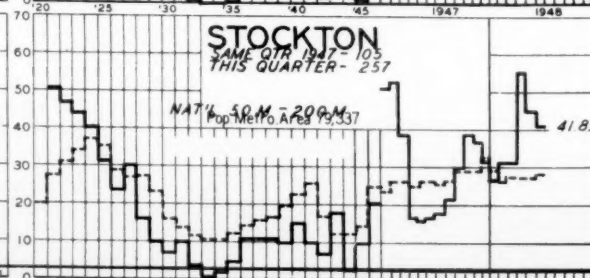
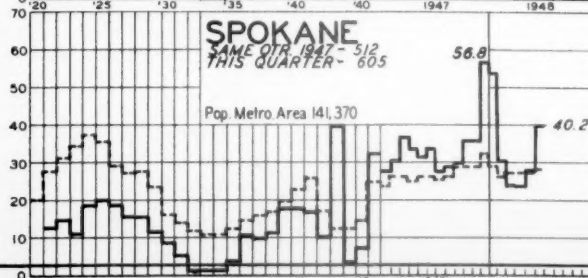
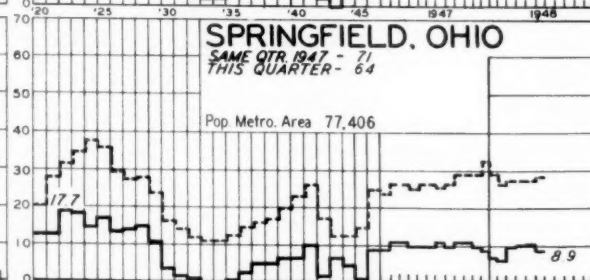
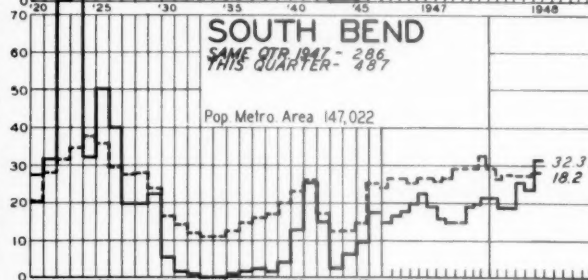
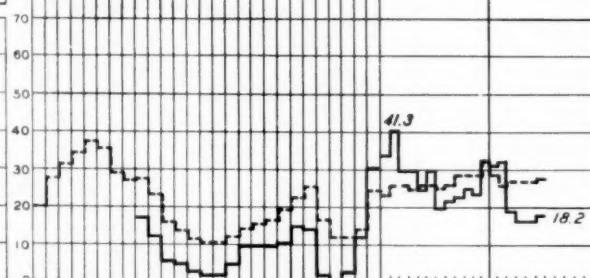
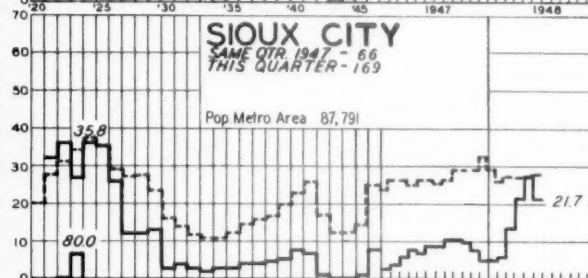
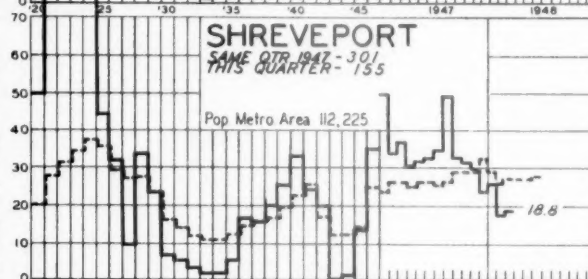
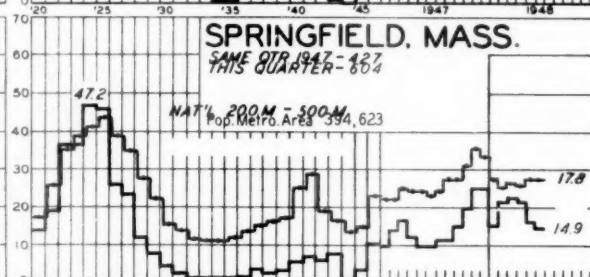
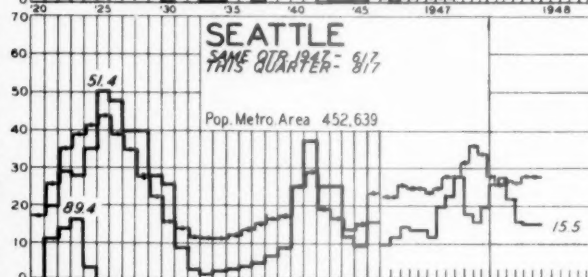
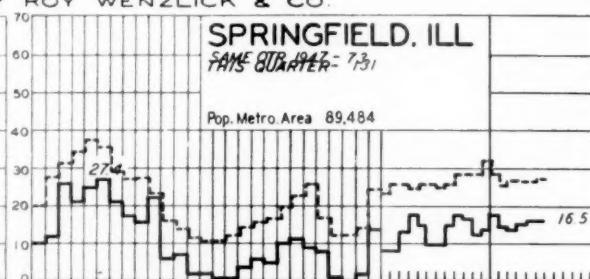
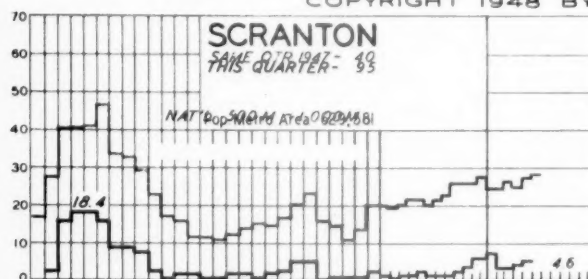
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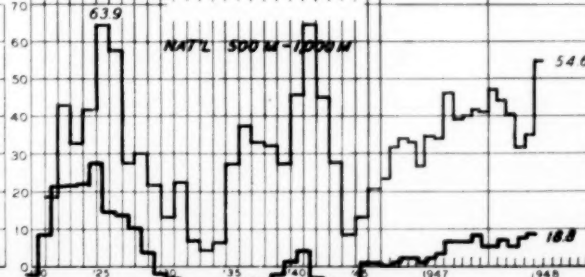
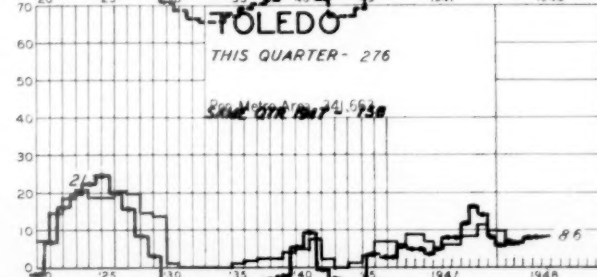
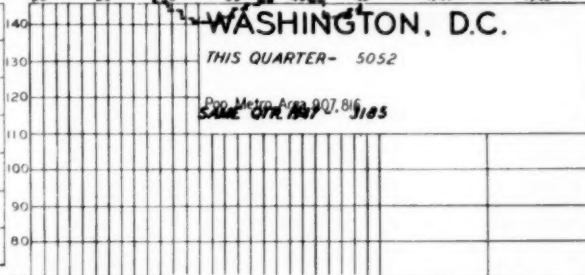
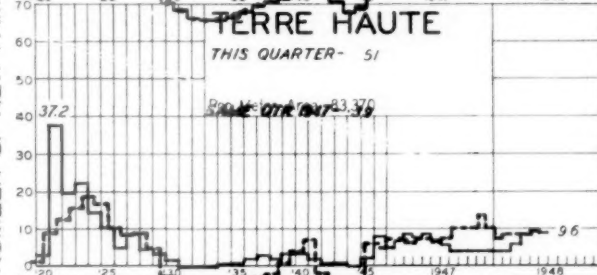
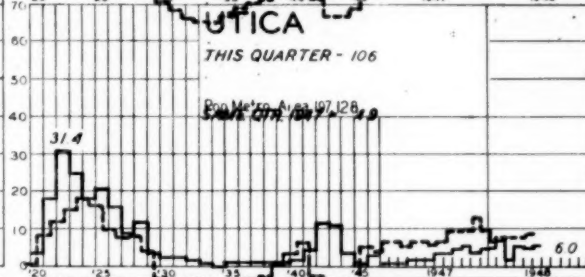
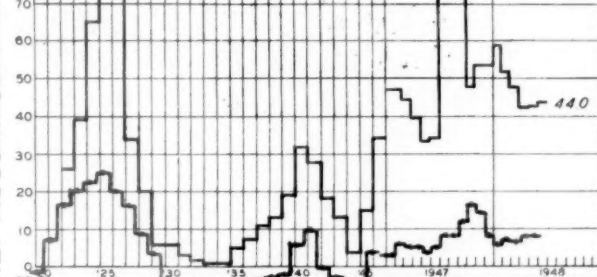
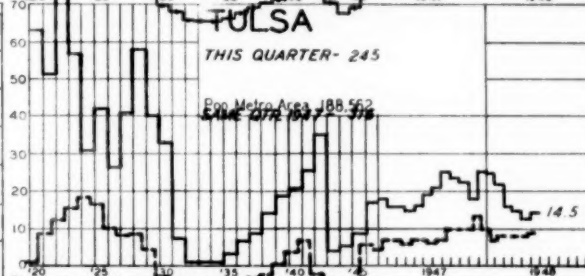
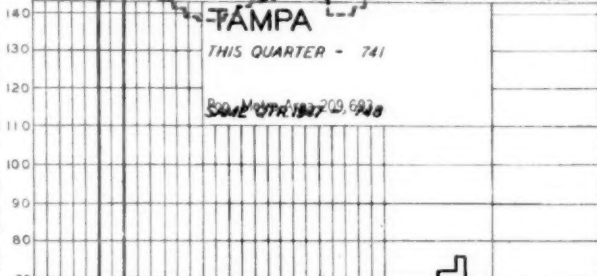
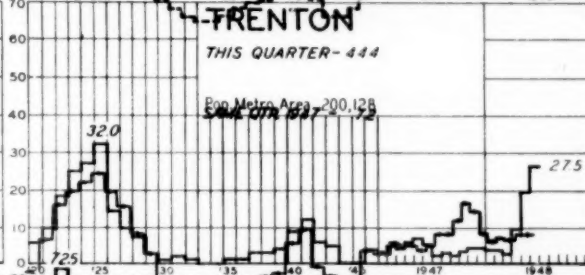
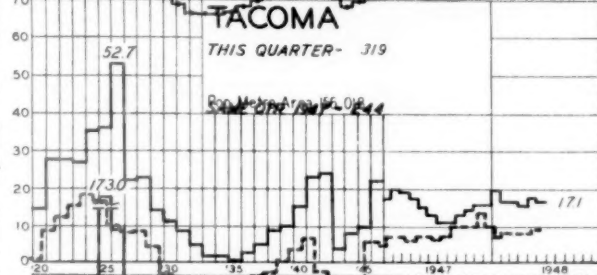
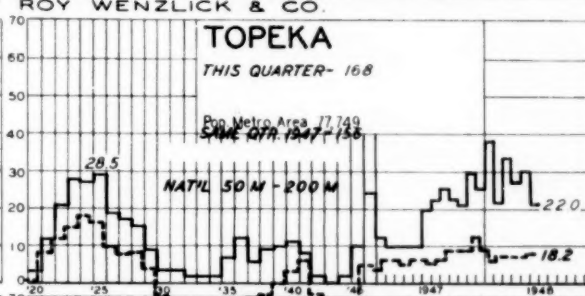
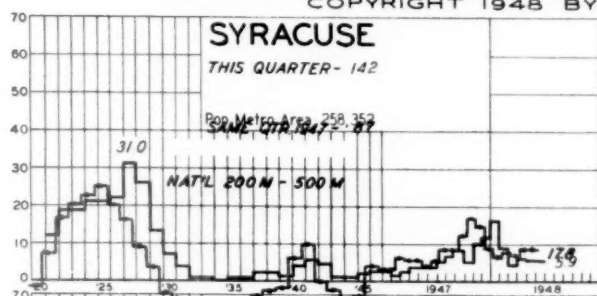
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